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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PERI URBAN USE TO RESIDENTIAL USE IN KANDI (V & M), SANGA REDDY DISTRICT.

*[Memo No. 17087/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),
27th September, 2022.]*

The following draft variation to the land use envisaged in the notified Master Plan MDP - 2031 issued vide G.O.Ms. No. 33, MA, dt: 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy. Nos. 729, 730, 733, 734, 736, 737, 738, 739, 740, 745, 746, 747, 749, 750, 751, 752, 753, 754 & 755 of Kandli (V & M), Sanga Reddy District to an extent of 89536.69 Sq. Mts. (Ac.22.12), which is presently earmarked as Peri Urban use as per the notified Master Plan MPD - 2031 issued vide G.O.Ms.No: 33, MA, dt: 24.01.2013, is now proposed to be designated as Residential Use, **subject to the following conditions:**

- The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- The applicant shall pay balance processing fee to HMDA before issue of final orders.
- If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.

- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development premission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (k) The owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- (n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (p) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

North	:	Existing nala then 60 mts. wide BT road (200 feet Bombay highway)
South	:	Nala & vacant land.
East	:	Vacant land & HT Line passing.
West	:	Nala & Vacant land.

DRAFT VARIATION TO THE KORUTLA MUNICIPALITY FOR CHANGE OF LAND USE FROM INDUSTRIAL LAND USE TO RESIDENTIAL LAND USE SITUATED NEAR AGRICULTURE MARKET COMMITTEE, METPALLY ROAD, KORUTLA MUNICIPALITY.

***[Memo No. 7849/Plg.II/2022, Municipal Administration & Urban Development (Plg.II),
29th September, 2022.]***

The following draft variation to the Korutla General Town Planning Scheme, the Master Plan of Which was sanctioned in G.O.Ms. No. 121, M.A. & UD, Dated: 11.03.2010, and Published at page of Part., of Telangana Gazette., which it is proposed to make in exercise of the powers conferred by clause under sub-section (2) of Section 15 of Telangana Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

Notice is hereby given that the draft will be taken into consideration after the expiry of six weeks from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of the said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Telangana, Hyderabad.

DRAFT VARIATION

The site in Sy. No. 1362/1-2 of Korutla town, the boundaries of which are as shown in the schedule here and which is earmarked for Industrial land use zone in the General Town Planning Scheme (Master Plan) of Korutla sanctioned in G.O.Ms.No. 121 M.A.&UD, Dated: 11.03.2010, os now proposed to be designated for Residential use by variation of Change of Land Use and in the revised part proposed land use map in G.T.P.No.03/2022/H (C.No.6437/2021/W) available in the Korutla Municipality **subject to the following conditions that:**

1. The applicant shall pay Development & Conversion charges for the site under reference as per issued in G.O.Ms.No. 225 MA & UD (11) Department, Dt/30-08-2016, to the Korutla Municipality before the confirmation orders from the Government.
2. The applicant shall take prior approval from the competent authority before commencing the developmental work.

SCHEDULE OF BOUNDARIES

NORTH :	Open plot
EAST :	30'-0" wide Road
SOUTH :	NH-63 Road
WEST :	Proposed 80'-0" wide Master plan Road.

ARVIND KUMAR,
Special Chief Secretary to Government.

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